



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

barrplan@metrocast.net

barrplan@gmail.com

NOTICE OF DECISION

September 11, 2013

Gerald & Lori Emerson
836 Washington Street
Barrington, NH 03825

Re: 207-42-GR-HCO-13-SR (Gerald SR & Lori Emerson-Emerson Trucking) Request by applicant to amend their site review to propose retail sale of mulch, plants and flowers on a 5.49 acre site located at 836 Washington Street (Map 207, Lot 42) in the General Residential (GR) and Highway Commercial Overlay (HCO) Zoning Districts. By Jason Pohopek Design & Construction, LLC; PO Box 651; Barrington, NH

Dear Gerald & Lori:

This is to inform you that the Barrington Planning Board at its September 10, 2013 meeting **APPROVED** your application referenced above.

The applicant was granted a 3.4, **Conditional Use Permit** for Landscape/Greenhouse as part of this mixed use approval. A site plan was previously approved for a trucking business and home on August 3, 2006. The applicant has allowed for the parking of two heavy hauling tractors trailers on the plans dated August 13, 2013

The applicant was granted a sign permit as part of this application.

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

Precedent Conditions [Office use only. Date certified: _____]

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Department. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Conditions Precedent

- 1) Add the NHDOT driveway permit number to the plan and provide a copy to the Land Use Office
- 2) Make the following plan revisions

- a. Add Revision Block to the final plan
 - b. Add Contiguous Upland to the plan
 - c. Add the owner's signature to the plan
 - d. Add the surveyors stamp to the plan
 - e. Revise the hours of operation on the plan to read Sunday thru Saturday 6 a.m. to 6 p.m.
 - f. Remove note # 13 from the plan set dated August 13, 2013
- 4) Add a note to the plan which states "the trucking operation approved August 3, 2006 has been amended to limit the operation to two heavy haul tractor trailers.
 - 5) The applicant shall submit three (3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Chairman shall endorse three (3) paper copies of the approved plan meeting the conditions of approval. The Planning Department shall retain a signed and approved 11" X 17", and PDF format on CD with supporting documents for Town records.
 - 4) If all of the precedent conditions are not met within 6 calendar months to the day of the board's approval - by March 11, 2014 - the board's approval will be considered to have lapsed and resubmission of the application will be required. It is the sole responsibility of the applicant (or his/her agent) to carefully track his/her progress in meeting the individual conditions.

General and Subsequent Conditions

- 1) Where no active and substantial work (as defined in Article 13, Definitions) has commenced upon a site, plans that are approved and signed by the Board shall expire 24 months (RSA 674:39(a) from the date the plan is signed. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to insure compliance with these and other town ordinances.

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Marcia J. Gasses
Town Planner & Land Use Administrator

cc: Berry Surveying & Engineering
File